



LOT A, BLOCK 12
LAKE VIEW ADDITION
(VOL. 388-70, PG. 20)

LOT 16, BLOCK 11
LAKE VIEW ADDITION
(VOL. 204, PG. 5)

S. RIVERSIDE DRIVE

N 00°06'32" W 814.50'

565.97'

E. MADDOX AVENUE

80.00'

N 45°23'12" W 14.07'

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LOT 1-R1, BLOCK 13
LAKE VIEW ADDITION
4.585 ACRES (199,717 SQ. FT.)
MINIMUM FINISHED FLOOR ELEVATION 587.0'

LEWIS MOORE SURVEY - ABSTRACT NO. 1093

JOAN W. HAYNES SURVEY - ABSTRACT NO. 778

JOHN DAVIS SURVEY - ABSTRACT NO. 418

LOT 1-R, BLOCK 13
LAKE VIEW ADDITION
(VOL. 388-189, PG. 57)

DALTON'S BEST MAID PRODUCTS, INC
(VOL. 4980, PG. 985)
(VOL. 4981, PG. 705)
(VOL. 7076, PG. 210)
(VOL. 7711, PG. 1807)
(VOL. 7883, PG. 1414)
(INST. NO. D184301613)
(INST. NO. D205175310)
(INST. NO. D209287648)
(INST. NO. D210299293)

LOT 1-R, BLOCK 13
LAKE VIEW ADDITION
(VOL. 388-189, PG. 57)

ASH CRESCENT STREET

534.32'

S 00°32'32" E 839.91'

Water / Wastewater Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount to be collected is determined under schedule 11 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study
Preliminary and Final Storm Water Management Plans (SWMP) demonstrating how site runoff will be mitigated to preclude any adverse impact to the surrounding area (as defined by the edition of the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the SWMP is submitted) must be submitted to and approved by the City of Fort Worth for each individual lot prior to 1.0 acre or more of land disturbance.

Private Common Areas and Facilities
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Construction Prohibited Over Easements
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Sidewalks
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Covenants or Restrictions are Un-altered
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Public Open Space Easement
No structure, object or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Transportation Impact Fees
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the recordation date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

P.R.V. Required
P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Floodplain Restriction
No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainage Maintenance
The existing creek, stream, river or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, Robert W. Bryan, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision during August 2020, and that all corners are shown hereon;

Executed this the ___ day of _____, 2021.

Robert W. Bryan
Registered Professional Land Surveyor No. 5508

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert W. Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Robert W. Bryan and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Dalton's Best Maid Products, Incorporated does hereby adopt this plat as LOT 1-R1 & 1-R2, BLOCK 13, LAKE VIEW ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown hereon, except those instruments and rights-of-way created or dedicated by separate instruments as shown hereon.

Executed this the ___ day of _____, 2021.

By: _____

Name: Noah Bass

Title: Vice President Operations/Sales

Dalton's Best Maid Products, Incorporated

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Noah Bass, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

Notary Public in and for the State of Texas

My Commission Expires: _____

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OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, Dalton's Best Maid Products, Incorporated is the owner of a 5.259 acre (229,064 square foot) tract of land situated in the John Davis Survey, Abstract No. 418, the Joan W. Haynes Survey, Abstract No. 778 and the Lewis Moore Survey Abstract No. 1093, City of Fort Worth, Tarrant County, Texas; said tract being all of Lot 10 and Lot 11, and part of an adjacent 8-foot alley dedication in Block 9 and all of Lot 12 and Lot 13, in Block 13 in Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 204, Page 5, of the Plat Records of Tarrant County, Texas; and being all of Lot 8 and Lot 9, and the North 23-feet of Lot 10, and part of an adjacent 10-foot alley dedication in Block 79 Highlands to Glenwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 15 of said Plat Records; said tract also being all of Lot 1-R, Block 13, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-189, Page 57 of said Plat Records; said tract also being all of Lot 19-R, Block 13, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388-189, Page 61 of said Plat Records; said tract also being all of E. Morphy Street right-of-way and a portion of aforementioned alley rights-of-way in said Lake View Addition and said Highlands to Glenwood Addition vacated by City Ordinance Number XXXX-XX-2021 (Case No. VA-20-022) said 5.259 acre (229,064 square foot) tract being more particularly described as follows (bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 18, 2021 with a combined scale factor of 1.00012):

BEGINNING, at a 1/2-inch iron rod found in the west right-of-way line of Ash Crescent Street (a 60-foot right-of-way); said point being the northeast corner of said Lot 8 and the southeast corner of Lot 7 in said Block 79 Highlands to Glenwood Addition;

THENCE, South 00 degrees, 32 minutes, 32 seconds East, along the said west line of Ash Crescent Street and along the east line of said Lot 9, the east line of said Lot 10, the east line of said Lot 11, the east line of said abandoned E. Morphy Street and the east line of said Lot 1-R, and the east line of said Lot 19-R, a distance of 839.91 feet to a 1/2-inch iron rod with PACHECO-KOCH cap set at the southeast corner of said Lot 19-R, said point being at the intersection of said west line of Ash Crescent Street and the north right-of-way line of E. Maddox Avenue (a variable width-foot right-of-way);

THENCE, North 89 degrees, 07 minutes, 17 seconds West, departing the said west line of Ash Crescent Street and along the south line of said Lot 19-R and the north line of said E. Maddox Avenue, a distance of 125.01 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 19-R and the most southerly southeast corner of said Lot 1-R;

THENCE, South 89 degrees, 20 minutes, 08 seconds West, along the south line of said Lot 1-R, the south line of said Lot 13 and said north line of E. Maddox Avenue, a distance of 155.82 feet to a 1/2-inch iron rod with PACHECO-KOCH cap set at the southwest corner of said Lot 13, said point being at the intersection of said north line of E. Maddox Avenue and the east right-of-way line of S. Riverside Drive (a variable width right-of-way);

THENCE, North 00 degrees, 06 minutes, 32 seconds West, along the said east line of S. Riverside Drive and along the west line of said Lot 13, the west line of Lot 12, the west line of said Lot 1-R, the west line of said abandoned E. Morphy Street and the west line of said Lot 11, and the west line of Lot 10, a distance of 814.50 feet to a 1/2-inch iron rod with PACHECO-KOCH cap set at the northwest corner of said Lot 10 and the southwest corner of Lot 9 in said Block 9, from which a 5/8-inch iron rod bears North 28 degrees, 58 minutes West, a distance of 1.1 feet and from which a 1/2-inch iron rod found for the northwest corner of Lot 3 in said Block 9 North 00 degrees, 06 minutes, 32 seconds West, a distance of 450.00 feet;

THENCE, North 89 degrees, 53 minutes, 28 seconds East, departing said east line of S. Riverside Drive and along the north line of said Lot 10 and the south line of said Lot 9, a distance of 131.84 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 10 and the southeast corner of said Lot 9, said point also being the northwest corner of said alley vacated by the City of Fort Worth;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, along the north line of said vacated alley, a distance of 18.00 feet to a 1/2-inch iron rod with PACHECO-KOCH cap set at the northeast corner of said vacated alley, said point also being in the west line of said Lot 8;

THENCE, North 00 degrees, 32 minutes, 32 seconds West, along the east line of said alley and the west line of said Lot 8, a distance of 23.66 feet to a 1/2-inch iron rod with PACHECO-KOCH cap set at the northwest corner of said Lot 8 and the southwest corner of Lot 7 in said Block 79;

THENCE, North 89 degrees, 27 minutes, 28 seconds East, departing the east line of said alley and along the north line of said Lot 8 and the south line of said Lot 7, a distance of 124.80 feet to the POINT OF BEGINNING;

CONTAINING: 5.259 acres (229,064 square feet) of land, more or less.

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 18, 2020 with a combined scale factor of 1.00012.
- The Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0310L, Community-Panel No. 0310L, Revised Date: March 21, 2019. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- A drainage study shall be required prior to grading or building permit issuance.